THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 841367 DEEDQC
04/18/2022 03:15:23 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220418-0044413

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 14th day of April, 2022.

Notary Public

My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
David M. Simmons and Stephanie Leggett 312 Boddington Lane Antioch, TN 37013	New Owner	Map and Parcel No.: 173-10-0D-146.00CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **David M. Simmons, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **David M. Simmons and Stephanie Leggett, husband and wife**, their heirs and assigns, all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Phase Six, Delvin Downs of record in Instrument No. 20191004-0101944, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David M. Simmons, unmarried by Warranty Deed from Capitol Homes. Inc., a Tennessee corporation, dated January 22, 2021 and recorded on January 26, 2021 in Instrument No. 20210126-0011052, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **312 Boddington Lane, Antioch, TN 37013.**

Grantor covenants that he is lawfully seized and possess said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14 day of April, 2022.

David M. Simmons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David M. Simmons**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 14th day of April, 2022.

Notary Public

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

My Commission Expires: _____